



Site CONDITIONS - BEFORE ▼ : fenced off, derelict site - AFTER ▲ : new social housing with urban public space

Site USE - BEFORE ▼ : children on brick wall - AFTER ▲ : on new public seats

Building in context ▼ ▲



Defining the end of an urban block, the design mitigates between the unchanging tranquil residential setting of 19th century terrace housing and the imminent revision of Brandon Street, prompted by the regeneration of the Elephant & Castle district.

The main façade announces the transformation of Brandon Street into a principal axis, and creates an element of delectation. Meandering past the four existing trees, its curves define the character of both, external public and internal private spaces. The integrated dual toned pre-cast concrete benches are an invitation to stay, extended in particular to the children of the pre-school adjoining and to the elderly of the almshouse opposite.



Four existing trees lining the site edge along Brandon Street, determined the undulated nature of the main façade.



The orientation of the apartments varies between ground floor and upper floors. By not requiring ground floor windows on the main façade, this layout permits the creation of a public space which does not interfere with the privacy of the street level apartments.

Consisting of two- and three-bedroom units, the apartments are distributed over two building blocks, separated by a private, intimate access courtyard.



Black brick side elevations create coherence with the established materials along adjoining streets; the main façade breaks continuity through contrast.